

**Planning Commission Meeting Date – Thursday, January 5, 2023 @ 6:00 P.M.**  
**Board of Commissioners Meeting Date – Thursday, January 26, 2023 @ 5:30 P.M.**

**Community Council Meeting Date – Wednesday, December 7, 2022 @ 5:30 PM**

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/83069715909>

Or Telephone Dial:  
USA 888-270-9936 (US Toll Free)  
Conference code: 691303

### AGENDA

#### DEFERRED CASES:

**D4-2022-1471      Z-22-1245544      Commission District 03      Super District 06**  
**15-010-01-004**  
**4101 BOULDERCREST RD, ELLENWOOD, GA 30294**

Application of PMZ Developers LLC c/o Battle Law PC to rezone property from Bouldercrest Cedar Grove Moreland Overlay District Tier 5-Corridor1/R-100 (Residential Medium Lot) zoning district to RNC (Residential Neighborhood Conservation) zoning district to allow for single-family detached homes and single-family attached townhomes. The property is located on the west side of Bouldercrest Road, approximately 360 feet south of Boulder Springs Point at 4401 Bouldercrest Road in Ellenwood, Georgia. The property has approximately 400 feet of frontage along Bouldercrest Road and contains 22.14 acres.

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#### NEW CASES:

**N1-2022-2532      LP-23-1246168      Commission District 03      Super District 07**  
**15-163-04-163**  
**4819 GLENWOOD RD, DECATUR, GA 30035**

Application of Mustaq Moosa to amend the Future Land Use Plan from Suburban (SUB) character area to Commercial Redevelopment Corridor (CRC) character area to allow the construction of a three-story "Self-Storage Multi" (multi-story with only interior access) climate controlled public storage building. The property is located on the southeast corner of Glenwood Road and Janet Lane at 4819 Glenwood Road in Decatur, Georgia. The property has approximately 280 feet of frontage along Glenwood Road and 245 feet of frontage along Janet Lane and contains 1.56 acres.

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**N2-2022-2533      Z-23-1246097      Commission District 03      Super District 07**  
**15-163-04-163**  
**4819 GLENWOOD RD, DECATUR, GA 30035**

Application of Mustaq Moosa to rezone property from R-75 (Residential Medium Lot) zoning district to C-2 (General Commercial) zoning district to allow the construction of a three-story "Self-Storage Multi" (multi-story with only interior access) climate controlled public storage building. The property is located on the southeast corner of Glenwood Road and Janet Lane at 4819 Glenwood Road in Decatur, Georgia. The property has approximately 280 feet of frontage along Glenwood Road and 245 feet of frontage along Janet Lane and contains 1.56 acres.

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**N3-2022-2534 SLUP-23-1246098**  
**15-163-04-163**  
**4819 GLENWOOD RD, DECATUR, GA 30035**

**Commission District 03 Super District 07**

Application of Mustaq Moosa for a Special Land Use Permit (SLUP) to allow the construction of a three-story "Self-Storage Multi" (multi-story with only interior access) climate controlled public storage building within the C-2 (General Commercial) zoning district. The property is located on the southeast corner of Glenwood Road and Janet Lane at 4819 Glenwood Road in Decatur, Georgia. The property has approximately 280 feet of frontage along Glenwood Road and 245 feet of frontage along Janet Lane and contains 1.56 acres.

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**N4-2022-2535 SLUP-23-1246169**  
**15-009-05-032**  
**2931 WARD LAKE WAY, ELLENWOOD, GA 30294**

**Commission District 03 Super District 06**

Application of Walter Artis & Felicia Williams for a Special Land Use Permit (SLUP) to allow a Child Caring Institution (CCI) for up to six children within the existing single-family detached home in the RSM (Small Lot Residential Mix) zoning district. The property is located on the west side of Ward Lake Way, at 2931 Ward Lake Way in Ellenwood, Georgia. The property has approximately 53 feet of frontage along Ward Lake Way and contains 0.18 acre.

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**N11-2022-2542 TA-23-1246147**

**County-wide**

Application of the Director of Planning & Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Section 2.24.1, Table 2.2 (Non-Residential Zoning Districts Dimensional Requirements) to reduce or eliminate the minimum multi-family unit size in the O-I (Office Institutional) Zoning District. This text amendment is County-wide.

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**N12-2022-2549 TA-23-1246199**

**County-wide**

Application of the Director of Planning & Sustainability to amend Article 6 (Parking) of the DeKalb County Zoning Ordinance to add minimum and maximum studio apartment parking ratio standards. This text amendment is County-wide.

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**N13-2022-2543 TA-23-1246181**

**County-wide**

Application of the Director of Planning & Sustainability for text amendments to the DeKalb County Zoning Ordinance to align with updates to the state zoning procedure statutes. Amendments include but are not limited to Section 9.1.3 (Defined Terms), Section 7.1.2 (Governing Bodies), Section 7.2.4 (Public Hearings), Section 4.1.3 (Use Table), and Section 7.5.8 (Appeals of Decisions of the Zoning Board of Appeals). This text amendment is County-wide.

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**N14-2022-2550 TA-23-1246200**

**County-wide**

Application of the Director of Planning & Sustainability for a text amendment to the DeKalb County Zoning Ordinance, Section 5.4.4 (Site and Parking Area Landscaping), to address parking lot landscaping requirements. This text amendment is County-wide.